

Midwest Land Management

LAND

FOR SALE

3534 340th Avenue, Ruthven, Iowa

Commercial Buildings



Features:

- 3 Acres m/l
- 128' x 60' Morton building with 18' sidewalls built in 2017, 24' x 16' Rainor Door
- 128' x 60' Morton building with 17' sidewalls built in 2007, 24' x 15' Rainor Door
- 24' x 24' office with sink, fridge, 1/2 bath, electric heat and AC.

Utilities:

- Septic System (2007)
- Rural Water
- River Valley Telecom Fiber Optics
- ILEC Electric

Real Estate Taxes: \$2,344



Broker's Note: This is an excellent opportunity to purchase a large, well-maintained site on a hard surfaced road. These facilities feature clean, all-concrete floors with an office for easy on-site business. The limestone rock drive makes accessibility for semis and heavy equipment very easy. This facility would make a great commercial business or storage site. Call to make an appointment to visit this site!

New Price - \$595,000

Brent Swart, Owner

For More Information Call Shane Brant at 712-330-4664.

Midwest Land Management and Real Estate, Inc.

2506 11th Avenue SW • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

www.midwestlandmanagement.com

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MIDWEST LAND
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. Average CSR information was obtained from Surety/Agri Data. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less".

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